

Conceptual Review Cases for following week

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2024-00045	Hawthorn Place Duplex Concept	0182505322001	Conceptual review meeting to discuss a concept to redevelop the property with a duplex. The site is zoned Residential-2.	Lia / Hugo	July 03 at 8:30 am

Cases to be Scheduled for Public Hearings

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
RCU2024-00013	Riverdale Regional Park Rezoning	9600 Henderson Rd	Rezoning of 1,100 acres from A-3 to RP	Greg / Hugo	PC: July 25; BoCC: Aug. 20
PRC2023-00022	Colby Subdivision & Rezone	15635 Pecos St	1. Zoning map amendment (rezone) to change the zone district designation on 4.24 acres to Residential Estate. The site is currently designated Agricultural-1; 2. Minor subdivision final plat to create two lots on 4.24 acres.	DeBo/ Steve	PC: July 25; BoCC: Aug. 27
PLT2024-00004	Oak Park Drive Estates Final Plat	0181526400003	Major subdivision final plat to create three lots on 35 acres within the Agricultural-2 zone district. An associated preliminary plat and rezoning was approved by the Board of County Commissioners on February 27, 2024.	DeBo/ Caio	BoCC Consent: Jul 30

Presentations Meeting For Tonight's Planning Commission

Case Name	Case Planner
A Better Place Conditional Use Permit	Brayan
VanPelt PUD	Brayan



Community & Economic Development Department Development Review Team Agenda

Thursday, June 27, 2024

Greg Barnes, Principal Planner

1. **ARP2024-00001 / Salvation Army Safe Parking / 2821 W 65th Place / Administrative Review Permit for Safe Parking use within PUD zone district / Waiting on Final Approval Documents**
2. **PLN2023-00009 / Wolf Creek Run West Metropolitan District / NW of the intersection of East 26th Avenue & Piggottt Road / Creation of a special district to serve portions of Wolf Creek Run West Subdivision / PC: 06/13/2024; BoCC 07/30/2024**
3. **PLT2023-00041 / Wolf Creek Run West, Filing 2A / 2800 Oxley Place / Minor Subdivision Final plat to create 108 lots on 180 acres in the Wolf Creek Run West PUD / Resubmittal Requested / Last Contacted: June 2024**
4. **PLT2023-00046 / Hardin Subdivision / Final Plat for major subdivision to create 34 lots and associated tracts in the Residential-2 zone district / In Review: Comments Due 06/22/2024**
5. **PLT2023-00055 / Country Club Ranchettes, Filing 1, Amendment 1 / 30385, 30300, 30375, and 30400 E 161st Ave. / Subdivision Replat to amend the original major subdivision creating 56 lots to replat creating 60 total (4 new) lots / Resubmittal Required / Last Contacted Applicant: April 2024**
6. **PLT2024-00006 / Wolf Creek Run West, Filing 3 / Preliminary Plat for major subdivision to create 40 lots on 14.4 acres within the Wolf Creek Run West PUD. Portions of the site may be affected by the Natural Resources Conservation Overlay. Resubmittal Required / Last Contacted Applicant: June 2024**
7. **PLT2024-00007 / Wolf Creek Run West, Filing 2B / Major Subdivision Final Plat to create 78 lots on 54 acres within the Wolf Creek Run West PUD. Resubmittal Requested / Last Contacted: June 2024**
8. **PRC2023-00011 / Clear Creek Transit Village Final Plat and Final Development Plan / 6001 Federal Boulevard / 1. Final Plat to create 145 lots and 26 tracts on approximately 21 acres in the Clear Creek Transit Village Planned Unit Development; 2. Final Development Plan to allow up to 250,000 square feet of commercial and institutional uses and a variety of residential dwelling types up to 1,125 units. Resubmittal Required / Last Contacted Applicant: June 2024**
9. **PRC2023-00020/ Todd Creek Preliminary Development Plan Amendment and Rezoning/ Parcel Numbers: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 0157104000006, 0157104000020, 0157104100005, 0157104200001 / 1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD) 2. Rezoning to change the zone district designation of 79 acres to Planned Unit Development (PUD) from Agriculture-3 (A-3). Parcel Number: 0157104200001 3.**

- Rezoning to change the zone district designation of 8 acres to Planned Unit Development (PUD) from Agriculture-1 (A-1). Parcel Number: 0157104000020 / Resubmittal Required / Last Contacted Applicant: June 2024
10. **PRC2024-00001/ Starlight Subdivision /** 8451 Uinta Street / 1. Minor subdivision to create two lots in the Residential-1-C zone district; 2. Waiver from Subdivision Design Standards waiver to reduce the infill setback requirement. The site is affected by the Airport Height Overlay / Resubmittal Required / Last Contacted Applicant: June 2024
 11. **RCU2023-00046 / 5380 Washington Street Billboard Conversion/** 5380 Washington St. / Conditional use permit to allow a 300 square foot static billboard to replace an existing 72 square foot static billboard. Resubmittal Required – Last Contacted April 2024
 12. **RCU2023-00057 / Hillen Recycling/** Conditional Use Permit to use the property for a recycling facility (metals, wood, brick, and concrete) in the I-2 zone district/ Parcel Numbers: 0172131106037, 0172131106010, and 0172131106039 / Resubmittal Required – Last Contacted May 2024
 13. **RCU2024-00007 / Granite World of Colorado Industrial Rezoning /** 6600 Franklin Street / Zoning map amendment (rezone) of approximately 0.95 acres from Agricultural-1 to Industrial-1. The site is also affected by the Mineral Conservation Overlay zone district. BoCC 07/16/2024
 14. **RCU2024-00013 / Riverdale Regional Park Rezoning /** 9600 Henderson Road / Rezoning of approximately 1,100 acres to Regional Park (RP) from A-3. Site is affected by NRCO and MCO / PC: 07/25/2024; BoCC: 08/20/2024
 15. **RCU2024-00015 / Copeland Precast East /** 35582 East 56th Ave / Conditional use permit application to allow accessory outdoor storage in excess of 100% of the building area within the Industrial-1 zone district. The site is also affected by the Airport Influence Zone and the Airport Noise Overlay / In Review: Comments Due 07/12/2024
 16. **USE2023-00039/2001 W 52nd Office Building /** Change in Use Permit to establish a multi-tenant office building use in the C-4 District/Applicant working on resubmittal and in contact with staff/ Resubmittal required / Last Contacted: June 2024
 17. **USE2023-00043 / NOVA Event Center /** 5690 Logan St / Change in Use Permit to establish a new use in a multi-tenant building. The new use being introduced would be for an events center, with accessory shared workspaces, offices, and an art supply shop. Additionally, the event center within the building will be a versatile space suitable for hosting various types of events, such as conferences, workshops, and social gatherings. Resubmitted Requested / Last Contacted Applicant: May 2024
 18. **VSP2024-00018 / Quintana Hernandez Brighton Setback Variance /** 12199 Brighton Rd / Variance to allow a side setback to be 4 feet where 10 feet is required. The property is zoned Agricultural-3 and is impacted by the Mineral and Natural Resources Conservation Overlays / Resubmittal Required / Last Contacted Applicant: June 2024

Nick Eagleson, Senior Strategic Planner

1. **PRC2021-00010 / Thompson Properties / 0157110016004, 0157110016007 / 1.** Request to rezone approx. 7 acres from A-1, Agriculture-1 to R-E, Residential Estate; and 2. Minor Subdivision to create four total lots / Last contact with applicant: 06/12/24
2. **RCU2023-00029 / JEA Events Center / 41901 E. 88th Ave. / CUP** to allow an event center in the Agricultural-3 zone district / Resubmittal Required: last spoke 4/9/24.
3. **USE2023-00025 / 6910 York Events Center / 6910 York St. / Change in Use** to establish an Event Center in the I-1 zone district / Resubmittal required: 6/20/24
4. **PRC2023-00019 / 7-Eleven at 6950 Broadway / 50 E. 70th Avenue / 1.** Minor Subdivision (final plat) to combine two lots and create two new lots within the same subdivision on approx. 3.3 acres; 2. Zoning map amendment (rezoning) to change the zoning of approx. 2.9 acres from Industrial-1 to Commercial-5 / Resubmittal Required: 8/31/23: Working on stormwater issues.
5. **RCU2023-00051 / O'Neill Special Trade Contractor / 0181731300006 / Conditional Use Permit** to allow a special trade contractor use in the Agricultural-3 zone district / Resubmittal Required: Last contact 1/22/24
6. **RCU2023-00052 / O'Neill Landscape Storage Yard / 0181731300011 / Conditional Use Permit** to allow a landscape storage yard in the Agricultural-3 zone district / Resubmittal Required: Last contact 3/25/24
7. **VSP2023-00034 / Brannan Concrete Batch Plant Special Use Permit / 0182510200040, 0182510200042, 0182510200048 / Special Use Permit** for operation of a concrete batch plant / Resubmittal Required: 12/8/23
8. **PRC2023-00024 / Brannan Sand & Gravel / 0182510200040, 0182510200042, 0182510200048 / 1.** Conditional use permit to allow recycling operations in the industrial-3 zone district; 2. Conditional use permit to allow stockpiles that exceed the height of screen fencing / PC: 7/25; BoCC: 8/20
9. **PUD2023-00015 / Crestwood Estates PUD, Amendment No. 3 / 0156519101026 / Minor Amendment** to the Crestwood Estates PUD to address roofline pitch and roof materials to ensure consistency with neighborhood covenants / Resubmittal Required 2/1/24 / Last Contact 4/2/24
10. **USE2023-00038 / Unlimited Motors / 8780 Welby Road / Change in Use** to allow automobile sales in the I-1 zone district / Resubmitted: Comments due 6/20/24
11. **PLT2022-00056 / Todd Creek Village Minor Subdivision / 10450 159th Ct / Minor Subdivision Final Plat** to create 1 lot of 1.6 acres in a Planned Unit Development zone district. Resubmittal Required: 12/28/23 / Last contact 2/1/24
12. **PUD2023-00016 / Todd Creek Village PUD, Metro District Office Amendment / 10450 159TH CT / Major amendment** to the Todd Creek Village Preliminary PUD to include the Metro District office location. Ready to schedule, but waiting for PLT2022-00056 and future FDP submittal in order to take all three.
13. **USE2023-00018 / Perf 88/ Parcel Number: 0172120302001 / Change in Use Permit** to establish a parking lot use in the Commercial-5 zone district / Resubmittal Required: 10/03/2023 Last contact with the applicant 12/11/2023 / Assigned to Nick Eagleson / Last Contact 5/16/24

14. **USE2023-00037 / 76 and 88, LLC** / Change in Use Permit to allow automotive repair including top, body, upholstery repair, paint, and tire-retreading use in the Commercial-5 zone district. / Parcel Number: 0172120002002/ Resubmittal Required: 10/19/2023 Last contact with the applicant 12/11/2023 / Assigned to Nick Eagleson / Last contact: 5/16/24
15. **PUD2024-00001 / Midtown at Clear Creek Preliminary Development Plan, Amendment No. 4** / Minor Amendment to the Midtown at Clear Creek Preliminary Development Plan to allow for concrete excavation and processing as a temporary use within Filing No. 13./ Resubmittal Required 2/7/2024
16. **PRC2023-00023; Midtown at Clear Creek, Filing No. 13/** 1. Preliminary Plat for major subdivision to create 79 lots and 12 tracts within the Midtown at Clear Creek Planned Unit Development; 2. Final Plat for major subdivision to create 79 lots and 12 tracts within the Midtown at Clear Creek Planned Unit Development; 3. Final Development Plan to establish 79 townhomes on 6.2 acres and parks and open space on 7.4 acres. Small portions of the site are also designated within the Mineral Conservation Overlay and Natural Resources Conservation Overlay Districts. / Parcel Number: 0182504400022 and 0182504400024 / Resubmittal Required: 4/24/24
17. **RCU2023-00066 / Kamerra** / Zoning map amendment (rezoning) to change the zone district designation of approx. 11 acres from Agricultural-2 to Industrial-1. / Resubmitted 6/13/24
18. **EXG2024-00002 / Conservations Services Bennett Facility / 41800 E 88th Ave** / Certificate of Designation for the continuation of an existing asbestos and non-hazardous liquid solidification disposal facility in the A-3 and AHO. / Resubmittal required: 3/28/24
19. **RCU2024-00008 / Xcel Kestrel Interconnection Project / 24600 E. Smith Rd.** / Areas and Activities of State Interest to allow Xcel Energy to extend an existing transmission line approximately 1.3 miles, of which half-mile (approx.) is located in unincorporated Adams County / Resubmittal Required: 6/13/24
20. **RCU2024-00010 / Xcel F-640 Regulator / 4279 E 88th Ave** / Conditional use permit to allow the replacement of a natural gas regulator/meter station within the Agricultural-1 zone district. The site is affected by the Natural Resources Conservation and Mineral Conservation Overlay Districts / Resubmittal Required: 6/13/24

Brayan Marin, Planner III

1. **PRC2022-00010 – DTI Trucks Rezoning and Minor Subdivision / 8100 Steele St. / 017192500017 / 1.** A rezone from Agricultural -3 (A-3) to Industrial-2 (I-2) and a rezone request to Industrial-2 (I-2) on a property that was de-annexed by the city of Thornton. 2. A minor subdivision final plat to combine 5 lots into one 8.7-acre site. / Resubmittal Required 10/10/2023
2. **PUD2023-00002 / VanPelt PUD Amendment No. 2 / 4300 Hudson Rd / Major Amendment to the VanPelt Final Development Plan.** The proposed amendment is to allow additional uses and designate an area for outdoor storage within Lot 1. The uses and previously approved for Lot 2 are not proposed for change/ Scheduled for Hearing PC 6/27 BoCC 7/23/
3. **PLT2022-00013 / 5200 Sheridan Minor Subdivision / 5200 Sheridan Blvd. / Minor Subdivision Final Plat to create 4 lots on approximately 7 acres within the Commercial-4 zone District. / Resubmittal Required 3/15/2024**
4. **RCU2022-00018 / A Better Place Conditional Use / 7261 Washington St / Conditional use permit to allow a Funeral home/mortuary to include cremation in the Commercial-3 zone district / hearing continued PC 6/27 BoCC 7/30.**
5. **RCU2023-00025 / Wiegert CUP / 33503 152nd Avenue / Conditional Use Permit to allow transportation equipment use in the Agricultural-3 zone district. /Under Review. Under Review / Scheduled for hearing PC 6/13 BoCC 7/9**
6. **PLT2023-00026 / Rosebud Gardens Replat, Lots 1-2 / 5595 Federal Blvd / Lot line adjustment to reconfigure two existing lots. / Resubmittal Required 11/16/2023 Inactivity Letter sent on 4/18/2024**
7. **USE2023-00029 / 5595 Federal Mini-Storage / 5595 Federal Blvd / Change in use permit to establish a mini-storage use in the industrial-1 zone district. Under Review. Comments Due 1/18/2024**
8. **RCU2023-00030 / R & Sons / 33555 E. 152nd Avenue / Conditional use permit to allow the accessory storage or parking of vehicles in excess of 7,000 lbs. in the Agricultural-3 zone district. / Inactivity Letter sent May 7th.**
9. **PRC2023-00026 / 53rd and Tennyson ROW Final Plat and Vacation / 4301 W. 53rd Avenue / 1.** Final Plat for major subdivision to create 7 lots and 3 tracts on 1.9 acres in the R-2 Zone district; 2. Roadway Vacation. / Under Review / Resubmittal Required 4/8/2024
10. **VSP2023-00028 / Carnitas Don Chuy / 8241 Rosemary St. / Special Use Permit to operate a food truck on a property zoned Residential-1-C and within the Airport Height Overlay / Resubmittal Required 1/11/2024. Under Review. Comments Due 6/9**
11. **PRC2023-00025 / 1853 Monroe Street Subdivision / 1.** Final Plat for minor subdivision to create two lots in the Residential-1-C zone district, and partially within the Natural Resources Conservation Overlay District; 2. Waiver from Subdivision Design Standards to seek relief from Adams County Arterial Roadway Design Standards / Resubmittal Required 1/16/2024

12. **RCU2023-00053 / Complete Containers / 6515 Delaware St. / Conditional use**
Permit to allow a heavy retail use (storage container sales and rental) within the Industrial-2 zone district. Resubmittal Required 10/6/2023
13. **PRC2020-00003 - 5200 Wyandot Triplex / 5200 Wyandot St./ 01825162222007/ 1)**
Minor Subdivision Application to create four lots from the existing parcel 2) Rezone request from R-1-C to R-3/ Resubmittal Required 1/24/2024
14. **PRC2022-00008; Raritan Estates Redevelopment/ 5350 Tejon Street/ Parcel Numbers: 0182516215009, 0182516215010, 0182516216011, 0182516216012, 0182516216013, 0182516216014, 0182516216015/ 1)** Rezone from Residential-1-C (R-1-C) to Planned Unit Development (P.U.D.), 2) Planned Unit Development-Preliminary Development Plan, 3) Major Subdivision Preliminary Plat to create 16 lots and 7 tracts from the existing 7 lots and Raritan Street ROW, 4) Right-of Way vacation for a portion of Raritan Way, 5) Waiver from the Subdivision Design Standards to allow for private roadways within the development (Section 5-03-03-10), and 6) Waiver from the Subdivision Design Standards to allow for new residences within a new subdivision to be closer than 30 feet from the common property line with adjacent residential uses (Section 5-03-02-02-01) Scheduled for DRT discussion. 5/28
15. **PLT2023-00022 / Birch Leaf Final Plat/ Parcel Numbers: 0182517103016, 0182517103057 / Major subdivision final plat to create ten residential lots and two nonresidential tracts / Resubmittal Required. 5/30/2024**
16. **-00013 / Oaks Ridge on 64th (Formerly 64th Avenue Apartments)/ Parcel Numbers are 0182508200017, 0182508200033, 0182508202015. / 1. Comprehensive Plan Amendment to change the future land use designation of approximately 5 acres from Residential Medium to Residential High; 2. Zone Map Amendment (Rezone) to change the zoning designation of approximately 5 acres from Residential-2 and Residential-1-C to Residential-4; 3. Minor Subdivision Final Plat to create one lot of approximately 5 acres within the Residential-4 zone district. Scheduled for hearing PC 7/11 / BoCC 8/06**
17. **PRC2023-00017 / Mendoza East Lake Subdivision & Rezone / Parcel Numbers- 0171935400086, 0171935400085 / 1. Minor subdivision final plat to create four lots on approximately 12 acres; 2. Zoning Map Amendment (rezoning) to Residential-1-C from Agricultural-1 on 11,200 square feet; 3. Zoning Map Amendment (rezoning) to Industrial-1 from Agricultural-1 on 3.1 acres; 4. Zoning Map Amendment (rezoning) to Residential-1-C from Agricultural-1 on 2.3 acres. The entire site is also within the Mineral Conservation Overlay District. Resubmittal Required 4/8/2024**
18. **PLT2024-00003 / Berkeley Gardens, Block 13, Yocum Amendment / 3915 53rd Avenue / 182518107019 / Lot line adjustment to the Berkeley Gardens Subdivision to combine five existing lots into two lots within the Residential-2 zone district. Under Review. Resubmittal Required 3/27/2024**
19. **USE2024-00005 / Nebrina Adams County / 8310 Washington Street / 0171926325004 / Change in use permit to allow retail marijuana store within the commercial-5 and natural resources conservation overlay zone district. Under Review. Resubmittal Required. 5/30/2024**

20. USE024-00018 / Oaks Ridge on 64th Change-In-Use

Lia Campbell, Planner II

1. **RCU2022-00016 – VIP Parking Amendment** / 0181930301002 / 23905 26th Ave / major amendment to a Conditional Use Permit to allow a commercial parking lot and special warehousing and storage in the A-3 zone district. Pending public hearing. PC: 5/23/2024 | BoCC: 7/09/2024
2. **USE2023-00031 / Ace Hardware** / 401 E 58th Ave / Change in Use Permit to establish a general merchandise store in the Industrial-1 zone district. Resubmittal Required 10/6/2012.
3. **PLT2023-00035 / Grasslands at Comanche, Filing 6** / 0173133400009 / Major Subdivision Final Plat to create 15 residential lots within the Grasslands at Comanche Planned Unit Development. Resubmittal required 12/22/2023
4. **PLT2023-00038 Allart Subdivision, Amendment 1** / 0156714202007 / Subdivision replat to reconfigure three previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay. Resubmittal required 4/02/2024.
5. **RCU2023-00062 Ace Hardware Rezoning / 401 E 58th Ave** / Zoning Map Amendment (rezoning) to change the zone district designation of 401 E 58th Ave to Commercial-5 from Industrial-1. Resubmittal required 12/12/23.
6. **USE2023-00041 / Strasburg Plaza** / 491 Colfax Ave / Change in use permit to establish a commercial retail use for a multi-tenant shopping center in the Commercial-5 zone district. Resubmittal required 1/08/2024
7. **PLT2023-00034 / Grasslands at Comanche, Filing 5 Final Plat** / 0173133300010, 0173133300005, 0173133300006 / Major Subdivision Final Plat to create 19 residential lots within the Grasslands at Comanche Planned Unit Development. Resubmittal Required 12/22/2023
8. **PRA2024-00001 / Cdebaca** / 1310 E 73rd Ave / 4 variances for an RV storage accessory structure / Resubmittal Required 3/8/2024
9. **USE2024-00002 / Riverdale Bluffs** / 0157122000012 /226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Resubmittal required 2/21/2024
10. **PRA2024-00002 / Domenico Elizabeth Variances** / 7040 Elizabeth St. / 1) Variance from the maximum allowed lot coverage of 12.5% to allow 21% lot coverage; 2) Variance from the right-of-way setback requirement to allow an accessory structure to be 5 feet where 50 feet is required; 3) Variance from the side setback requirement to allow an accessory structure to be 5 feet from the side property line. Resubmittal required 4/12/2024.
11. **VSP2024-00012 / Barajas Vallejo Setback Variance** / 8389 Vallejo St. / Variance to allow a side corner setback of approximately 4 feet for a principal structure where the minimum required setback is 20 feet within the Residential-1-C zone district. Resubmittal comments due 7/14/2024.
12. **USE2024-00012 / Copeland Precast East** / 35582 E 56th Ave / Change in Use Permit to establish a cement, cinder block, concrete, lime or plastering manufacturing use within the Industrial-1 zone district. The site is affected by the Airport Noise Overlay and the Airport Influence Zone - Restriction Area 2. Resubmittal required 5/3/2024.

13. **VSP2024-00017 / Aberle Magnolia / 16688 Magnolia St** / Variance to allow an accessory structure to be located 10 feet from a side property line where a minimum side setback of 20 feet is required within the Residential Estate zone district. Resubmittal Required 6/4/2024.
14. **RCU2024-00009 / D+K Rezoning / 2491 Cavanaugh Rd.** / Zoning map amendment (rezone) to change the zoning designation of two lots totaling approximately 91 acres to Industrial-2 (I-2) from Agricultural-3 (A-3). The site is located within the Airport Influence Zone (AIZ) but is not affected by any of the AIZ's restriction areas. Resubmittal Required 6/7/2024.
15. **RCU2024-00014 / 3800 West 64th Avenue Rezoning / 3800 W. 64th Ave.** / Zoning map amendment (rezoning) to designate 1.4 acres as Residential-2. The site is presently zoned Residential-1-C. Comments due 7/19/2024.
16. **PLT2024-00015 / Golden Fields Subdivision, Filing 1 Preliminary Plat / 0156513300003** / Major Subdivision Preliminary Plat to create 6 lots and 1 tract on 38 acres within the Agricultural-1 zone district. Comments due 7/19/2024.

David DeBoskey, Planner II

1. **RCU2023-00001 / GCSA Event Center Conditional Use Permit/ 6539 Imboden Rd/** Request to use a 13,200 sq ft barn and 10 acres for an event center use. (Case RCU2021-00023 has expired) Resubmittal Required: 05/30/2024.
2. **RCU2023-00033/ Menjivar Delgado Truck Storage/ 24141 152nd Ave/** Conditional Use Permit to allow vehicles exceeding 7,000 lbs. to be parked or stored in the Agricultural-1 zone district. Resubmitted Required 02/09/2024. Resubmittal Required: 05/03/2024.
3. **USE2023-00034/ The 55th Street T & T Bar/ 281 55th Ave/**Change in Use Permit to establish a restaurant with outdoor seating and a rooftop patio in the Industrial-1 zone district with Flammable Gas Overlay and Mineral Conservation Overlay. Resubmittal Required 10/10/2023. Inactivity Letter Sent. Case Inactivity Letter sent: 06/12/2024.
4. **PUD2023-00013 / Willmann – Smith PUD, Lark Bunting Access Amendment/ 20300 152nd Ave /** Minor amendment to the Willmann - Smith Planned Unit Development to allow Lot 4 to gain access to Lark Bunting Lane. Resubmittal Required 10/11/2023. Inactivity Letter Sent 01/02/2024. Received Email Contact 01/27/2024. Extension discussed.
5. **RCU2023-00056 / Mustardseed Construction Vehicle Storage / 33950 E 152nd Ave /** Conditional use permit to allow the accessory storage of vehicles exceeding 7,000 lbs. on a residentially used property in the Agricultural-3 zone district. Resubmittal Required 05/02/2024.
6. **PRC2023-00022 / Colby Subdivision and Rezone/ 15635 Pecos St/** 1. Zoning map amendment (rezone) to change the zone district designation on 4.24 acres to Residential Estate. The site is currently designated Agricultural-1; 2. Minor subdivision final plat to create two lots on 4.24 acres. Comments Due 06/18/2024.
7. **RCU2023-00059 / Buckley Parallel RV Storage/ 12895 Buckley Rd/** Conditional use permit to allow recreational vehicle storage in the Agricultural-3 zone district and

- the Natural Resources Conservation Overlay District. Resubmittal Required 12/22/2023. Resubmittal Required: 05/30/2024.
8. **VSP2023-00040/ QuikTrip at 7320 Pecos Street Sign Height Variance/ 7320 Pecos St./** Variance request to allow a freestanding sign to be 70 feet in height within the Commercial-4 zone district, where the maximum height is 24 feet. Resubmittal Required 01/02/2024. Potentially to be Canceled by Applicant. Inactivity Letter Sent: 04/09/2024. Extension discussed.
 9. **PLT2023-00056 / Berkeley Center Subdivision/ 6350 Federal Blvd/** Final Plat for minor subdivision to create four lots in the Commercial-5, Industrial-1, Industrial-2 zone districts. The Mineral Conservation Overlay and Natural Resources Conservation Overlay Districts also affect portions of the subdivision boundaries. Resubmittal Required: 02/02/2024. Resubmittal Required: 05/09/2024.
 10. **RCU2023-00068/ Hurley Riding Academy/ 14583 Cherry St** Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use. Comments Due: 06/27/2024.
 11. **USE2023-00048/ Integrity Outdoor Storage (Lot 1)/ 0172131315001 /**Change in use permit to establish a primary use of Outdoor Storage. The current use of the property is zoned Industrial-2. The site is within the Mineral Conservation Overlay. Case Inactivity Letter Sent: 06/17/2024.
 12. **USE2023-00047/ Integrity Outdoor Storage (Lot 2)/ 0172131300011/** Change in use permit to establish a primary use of Outdoor Storage. The current use of the property is zoned Industrial-1. The site is within the Mineral Conservation Overlay. Case Inactivity Letter Sent: 06/17/2024.
 13. **USE2024-00009 / Strasburg Community Park East/ 1866 Wagner St/** Change in Use Permit to establish a new use of public areas for recreational activities within the Industrial-2 zone district. Resubmittal Required: 6/17/2024.
 14. **PRA2024-00003 / Asher Country Hills/ 14521 Country Hills Dr./** 1. Variance to allow an accessory structure to be approximately 28 feet from a front property line; 2. Variance to allow a structure coverage of approximately 8.3% where the maximum coverage allowed is 7.5%. The site is within the Agricultural-1 zone district. Resubmittal Required: 05/03/2024.
 15. **PLT2024-00004 / Oak Drive Estates Final Plat/ 0181526400003/** Major subdivision final plat to create three lots on 35 acres within the Agricultural-2 zone district. An associated preliminary plat and rezoning was approved by the Board of County Commissioners on February 27, 2024. Comments Due: 06/20/2024.
 16. **VSP2024-00015/ West Fork Ranch Meteorological Tower Height Variance/ 0155300000076/** Variance to allow a non-agricultural structure to be approximately 196 feet in height where the maximum structure height allowed is 35 feet within the Agricultural-3 zone district. Resubmittal Required: 05/30/2024
 17. **PLT2024-00012/ Petco Dahlia Subdivision/ 7627 Dahlia/** Minor Subdivision Final Plat to combine two lots on 2 acres in the Industrial-1 and Industrial-2 zone districts. Comments Due: 07/19/2024

Cody Spaid, Planner II

1. **PRC2023-00006 / Lowell Development Subdivision & Rezone / 5602 Lowell Blvd /**
1. Preliminary Plat for Major Subdivision to create 2 lot of 20+ acres; 2. Rezoning of 12.9 acres to Residential-4 from Commercial-4 / Pending Public Hearing 6/4/24
2. **RCU2023-00006 / Tail Waggin' / 43200 136th Ave /** Conditional use permit to allow for a commercial kennel (dog boarding operation) in the Agricultural-3 zone district. Resubmittal Required 2/8/24.
3. **TVM2023-00029 / Manilla & 160th Inert Fill Temporary Use Permit / 39400 160th Ave /** Temporary Use Permit to allow the import of approximately 350 cubic yards of inert fill material. The material will be imported for a period not to exceed six months and will be spread over an area not to exceed 10 acres. Resubmittal Required 12/13/2023
4. **PUD2023-00011 / Box Elder Creek Ranch PUD, Witt Amendment / 31350 160th Ct /** Minor Amendment to an approved PUD to change the front setback for a detached structure from 10 feet behind the principal structure's front building line to equal the front primary setback of 30 feet. Additionally, the east setback to revert to the original PUD side setback of 5 feet. The proposed changes are only being pursued for the subject property. Resubmittal Required 2/21/2024
5. **PLT2023-00039 / H & L / 12150 112th Avenue /** Lot line vacation (plat correction) to vacate internal lot lines combining three lots into a single lot. Resubmittal Required 10/11/2023.
6. **RCU2023-00054 / Ballard Equestrian Therapeutic Riding Center / 14880 PECOS ST, CO /** Conditional use permit to allow a riding academy as an accessory use to a residentially used property within the Agricultural-1 zone district. Resubmittal Required 10/23/2023.
7. **VSP2023-00036 / Tucker Lot Coverage Variance / 13150 148TH AVE /** Variance to allow a lot coverage of 13%, where the maximum lot coverage allowed is 795% within the Agricultural-1 zone district. Resubmittal Required 1/5/2024
8. **RCU2023-00067 / Lighthouse on Florence / 14040 Florence /** Conditional use permit for a group home exceeding five residents in the Residential Estate zone district. The group home would be an assisted living facility. Comments Due 5/30/2024
9. **PRA2023-00005 / Zink Pole Barn Variances on Dillon Street / 13291 DILLON ST / 1.** Variance to allow 10.27% structure coverage of a lot where the maximum allowed is 10%; 2. Variance to allow a side corner setback of 75 feet where the minimum required setback is 100 feet. The property is zoned Agricultural-1. Pending Public Hearing 6/20/2024
10. **PRC2023-00014 / Mendoza York /** Parcel Numbers: 0171936300074 & 0171936300075/ 1. Zoning map amendment (rezone) to change the zone district designation to Industrial-1 from Agricultural-1 on 7.1 acres; 2. Minor subdivision final plat to create four lots on 7.1 acres. / Resubmittal Required: 12/20/2023 / Assigned to Cody Spaid
11. **PLT2023-00028 / Lefor Final Plat /** Parcel Number: 0156500000086 / Major subdivision final plat to create three lots on approximately 65 acres in the

- Agricultural-2 zone district. / Resubmittal Required: 3/5/2024 / Assigned to Cody Spaid
12. **RCU2023-00041 / Ramirez-Cavanaugh Hills** / Parcel No: 0156515303004
Conditional use permit to allow the storage of vehicles exceeding 7,000 lbs. on a residentially used property within the Cavanaugh Hills Planned Unit Development. In Review: Resubmittal Required 03/25/2024 Assigned to Cody Spaid
 13. **VSP2024-00002 / 64th & Lowell Administrative Landscape Relief** / Administrative Landscape Relief to reduce Type-B bufferyard requirements on the eastern side of the lot, as well as a reduction in parking lot landscaping requirements. Comments Due 2/29/2024
 14. **USE2024-00006 / 8777 Brighton Automotive** / Change in Use Permit to establish an Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops within a multi-tenant building in the Industrial-2 zone district. The site is affected by the Mineral Conservation Overlay District. Resubmittal Required 5/13/2024
 15. **RCU2024-00011 / Lira Commercial Vehicle Conditional Use** / Conditional use permit to allow accessory parking and storage vehicles in excess of 7,000 pounds on a residentially used property in the Agricultural-3 zone district. The site is affected by the Airport Height and Noise Overlays. Comments Due 6/10/2024
 16. **VSP2024-00020 / 8777 Brighton Road Admin Landscape Relief** / Administrative Landscape Relief for Automotive Repair Shop. Application is associated with USE2024-00006. The site is impacted by the Mineral Conservation Overlay. Comments Due 6/25/2024
 17. **PLT2024-00001 / Berkeley Villas, Amendment No. 1**
 18. **PRC2024-00002 / Douglass Colony Subdivision and Rezoning**

David Wright, Planner I

1. **TVM2024-00004 / 8740 Devonshire Blvd.** / Temporary Use Permit to allow a fireworks stand within the Devonshire Square Planned Unit Development. Approved 6/5; waiting for inspections to issue permit
2. **TVM2024-00008 / 5200 Sheridan Blvd.** / Temporary Use Permit for inert fill to allow 6,000 cubic yards of fill material to be imported over a six-month period and spread over a 7 acre area. 2nd Review comments due 6/25
3. **TVM2024-00012 / Tri-State Fireworks at 15380 E. 152nd Ave** / Temporary Use Permit to allow a fireworks stand within the A-1 zoning district. Approved 6/6; waiting for inspections to issue permit
4. **TVM2024-00005 / Devonshire Ditch Inert Fill** / Temporary Use Permit to allow an inert fill of material within the Devonshire Square PUD. Plan coordination due 6/18
5. **TVM2024-00015 / Granite World Inert Fill** / Temporary use permit for an inert fill of less than 500,000 cubic yards of material which has already been imported on to the site. The property is currently scheduled for an upcoming rezoning hearing to change the designation to Industrial-1. The site is impacted by the Mineral Conservation Overlay. Plan coordination due 6/21

6. **VSP2024-00021 / Boese Barn Setback Variance** / Variance to allow an accessory structure within 32 feet of a front property line, where a minimum setback of 100 feet is required within the Agricultural-1 zone district. Plan coordination due 6/26
7. **TVM2024-00011 / Harvest Fellowship Fireworks** / Temporary Use Permit to allow a Fireworks Stand for sales on the property. The site is zoned Agricultural-2. Approved 6/13; waiting for inspections to issue permit.
8. **TVM2024-00017 / Krazy Bull Fireworks at 5355 Federal Blvd.** / Temporary Use Permit to allow fireworks stand and sales in the Commercial-5 zone district. Approved 6/13; waiting for inspections to issue permit
9. **TVM2024-00018 / Cathy Morales Fireworks** / Temporary Use Permit to allow Fireworks Stand/Sales within the Commercial-4 zone district. The site is affected by the Flammable Gas Overlay and the Mineral Conservation Overlay. Plan coordination due 6/20
10. **VSP2024-00023 / Munoz Sundown Fence** / Variance to allow a 6-foot tall screen fence where the maximum allowed height is 42 inches. The property is zoned Residential-1-C. Plan coordination due 7/17

Ella Gleason, Sr. Long Range Planner

1. **PLN2023-00010 / House of Pots Comprehensive Plan Amendment** / Comprehensive Plan Amendment to change the future land use designation on the property from Residential Medium to a designation consistent with the existing Commercial-2 zone district. BoCC: 07/09/24

Greg Dean, Oil & Gas Liaison

1. **OGF2024-00001 / Wakeman Pad on Powhatan** / Oil & Gas Facilities Permit to allow 16 well pads on 7.8 acres in the Agricultural-3, Airport Noise Overlay, and Airport Height Overlay Zone Districts/ Resubmitted – Comments Due 06/04/24
2. **USR2024-00001**

**Community and Economic Development
Development Review Team
Upcoming Conceptual Review Meetings**

06/26/2024

10:00 - 10:45

PRE2024-00044 Little Pecos Industrial
Case Manager: David DeBoskey
Primary Engineer: Matthew Emmens
Applicant: Sean Flanagan
Parcel #s: 0182509300014, 0182509300059, 0182509300060, 0182509310001, 0182509313005
Request: Conceptual Review Meeting to discuss a development concept for 3.4 acres to be developed with 40,000 sf of industrial warehousing. The site is currently zoned Industrial-2.

8:30 - 9:15

PRE2024-00041 Little Valley Greenhouse Expansion Concept
Case Manager: Cody Spaid
Primary Engineer: Laurie Clark
Applicant: Ron Arpin
Parcel #s: 0157125000030
Request: Conceptual review meeting to discuss a development proposal to remove 41,740 sq. ft. of unheated production space and replace with 36,000 sq. ft. of heated space. The request includes construction of eight 30'X150' freestanding greenhouses spaced six feet apart. The site is zoned Agricultural-3, and entirely affected by the Natural Resources Conservation Overlay.

9:15 - 10:00

PRE2024-00043 6820 Pecos Rezoning Concept
Case Manager: Greg Barnes
Primary Engineer: Arthur Gajdys
Applicant: Michael McBride
Parcel #s: 0182504100070
Request: Conceptual review meeting to discuss a potential convenience store and gas station development proposal within a proposed Commercial-2 zone district on 1.03 acres.

07/03/2024

8:30 - 9:15

PRE2024-00045 Hawthorne Place Duplex Concept
Case Manager: Lia Campbell
Primary Engineer: Hugo Labouriau-Lacerda
Applicant: Jason Vigil
Parcel #s: 0182505322001
Request: Conceptual review meeting to discuss a concept to redevelop the property with a duplex. The site is zoned Residential-2.

9:15 - 10:00

PRE2024-00040 Mikkelson Subdivision and Rezoning Concept
Case Manager: Brayan Marin
Primary Engineer: Arthur Gajdys
Applicant: Dan Nikkelson
Parcel #s: 0181732300002
Request: Conceptual review meeting to discuss a development concept for a four lot subdivision and rezoning to Industrial-2. The site is presently zoned Agricultural-2 and is affected by the Airport Influence Zone, although not within a restriction area.

07/17/2024

8:30 - 9:15

PRE2024-00047

QuikTrip 4282

Case Manager:

David DeBoskey

Primary Engineer:

Steve Krawczyk

Applicant:

James Waller

Parcel #s:

0172117402002

Request:

Concept review meeting to discuss new proposal for a QuikTrip fueling station and convenience store in the Industrial-2 and Mineral Conservation Overlay zone districts..

9:15 - 10:00

PRE2024-00048

Cosimi Farms Amendment Concept

Case Manager:

Greg Barnes

Primary Engineer:

Steve Krawczyk

Applicant:

Daniel Braswell

Parcel #s:

0171936203012

Request:

Conceptual review meeting to discuss a proposed amendment to the approved Planned Unit Development (PUD) to allow for 229 for-sale homes rather than a rental community. The applicant would also amend the Preliminary Plat to allow for fee-simple lots. This site has a wide range of housing types; Single-family detached, townhomes, and duplexes. One primary and two secondary vehicular access points to the community are proposed along 78th Ave. Per the conditions of the original PDP approval, 79th Ave is proposed to extend to York St., creating a third point of access into the community.